

4354 NORTH COTTON LANE
GOODYEAR, AZ 85395
NWC OF INDIAN SCHOOL & COTTON LANE

AVAILABLE



**LOOP
303
I.O.S.**



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COMMERCIAL REAL ESTATE SERVICES

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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PROPERTY FEATURES

- ▶ ±7,390 Square Feet (Includes Mezzanine Office)
- ▶ ±3,000 SF Office
- ▶ 16' Clear Height
- ▶ Two (2) Grade Level Doors (18'w x 14'h and 10'w x 12'h)
- ▶ Three (3) Restrooms
- ▶ Zoning I-2, City of Goodyear
- ▶ 2.11 Acre Site
- ▶ Cotton Lane Frontage
- ▶ Proximity to Full Diamond at Indian School & Loop 303
- ▶ Surrounded by Fortune 50 Warehouse Users
- ▶ Multiple Access Points off Cotton Lane

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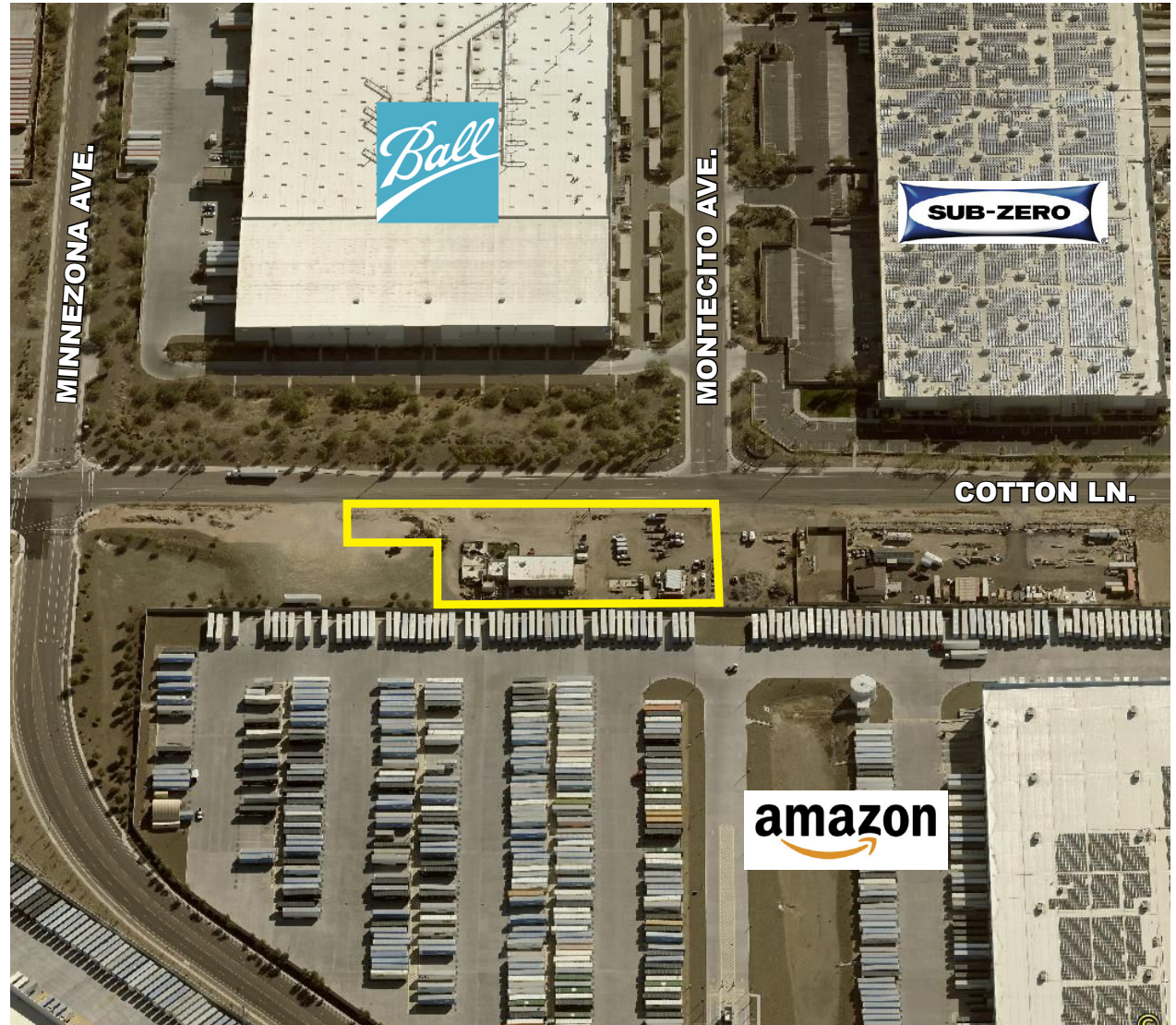
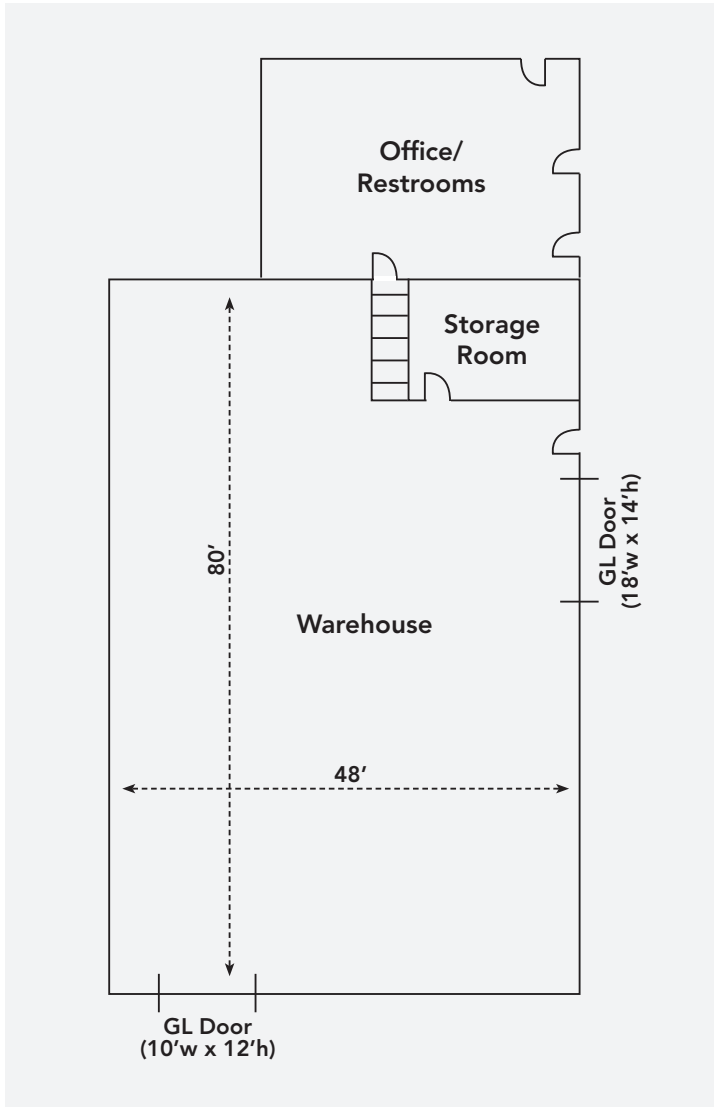
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